DETAILED TABLE OF CONTENTS

CHAPTER FIVE: PLANNING, ZONING, USE, AND DEVELOPMENT OF LAND AND

IMPROVEMENTS

Subchap	ter 5.	01:	General
---------	--------	-----	---------

5.01.010	General Provisions
5.01.020	Normal Procedure
5.01.030	Project Applications
5.01.040	City Planner to Determine Completeness of Project Application
5.01.050	Time Limitations
5.01.060	Enforcement; Misdemeanor
5.01.070	Late Filing Fee
5.01.080	Definitions

Subchapter 5.02: Subdivision and Parcel Maps

5.02.010	Application
5.02.020	Definitions
5.02.030	Lot Line Adjustments
5.02.040	Submission of Map to OIM, etc.
5.02.050	Notice to Adjacent Landowners, etc.
5.02.060	Notice of Public Hearing
5.02.070	Conversion of Real Property to Condominium Projects, etc.
5.02.080	Procedure for Tentative Maps
5.02.090	Procedure for Vesting Tentative Maps
5.02.100	Procedure for Final Maps
5.02.110	Procedure for Parcel Maps
5.02.120	Extensions
5.02.130	No Action
5.02.140	Security
5.02.150	Findings
5.02.160	Design
5.02.170	Improvements
5.02.180	Soils Report
5.02.190	Dedications
5.02.200	Combining Parcels of Land

Subchapter 5.03: Zoning

5.03.010	Title
5.03.020	Purpose
5.03.030	General Prohibition
5.03.040	Zones and Boundaries Thereof
5.03.050	Zone Boundaries
5.03.060	"G" Zone
5.03.070	"R" Zone
5.03.080	"R-S" Zone

E 02 00E	Laura Faurilla Dan Carra Hanna
5.03.085	Large Family Day Care Homes
5.03.090	"C" Zone
5.03.100	"DR" Combining Zone
5.03.110	"P" Zone
5.03.120	"E" Zone
5.03.130	"PD" Zone
5.03.140	Establishment of PD Districts
5.03.150	Conceptual Development Plan Required
5.03.160	Conditional Uses
5.03.170	Detailed Development Plan Required
5.03.180	Design Standards
5.03.190	Open Space and Density
5.03.200	Amendment of Development Plan
5.03.210	Development Schedule
5.03.220	Revocation of Use Permit
5.03.230	Minor, Short-term and Temporary Uses
5.03.232	Home Office Use – Purpose and Recitals
5.03.233	Home Office Use – Scope; Prohibition
5.03.234	Home Office Use – Zoning Clearance; Prohibited Activities
5.03.235	Home Office Use – Zoning Clearance Process
5.03.236	Home Occupation Use – Conditional Use Permit Required
5.03.237	Home Occupation Use or Cottage Food Operation – Conditional Use
	Permit Required
5.03.240	Restrictions Applicable to "G" Zone
5.03.250	Restrictions Applicable to "R" Zone
5.03.260	Restrictions Applicable to the "R-S" Zone
5.03.270	Second Dwelling Units
5.03.280	Regulation of Multi-Family Uses in Single Family Residential Zones
5.03.290	Restrictions Applicable to "C" Zone
5.03.300	Restrictions and Procedures Applicable to the "DR" Design Review
3.03.300	Zone
5.03.310	Restrictions Applicable to "P" Zone
5.03.320	Restrictions Applicable to "F" Zone
5.03.330	Restrictions Applicable to "E" Zone
5.03.340	Restrictions Applicable to "T" Zone
5.03.345	No Net Reduction in Housing Units
5.03.350	Restrictions Applicable to All Zones
5.03.360	Restrictions and Landscaping Along El Camino Real
5.03.370	Restrictions Applicable to Recreational Vehicles and Commercial
3.03.370	Coaches
E 02 200	
5.03.380	Restrictions Applicable to Dumps
5.03.390	Regulations Applicable to RMU Vendors
5.03.400	Application for Use Permit
5.03.410	Standards for Granting Use Permit
5.03.420	Effective Date of Decision to Grant or Deny Use Permit;
E 02, 422	Reconsideration
5.03.422	Lapse of Use Permit; Extension
5.03.424	Duration of Use Permit

	Temporary Use Permits
3.03.320	/ drininguative retinits
5.03.520	Administrative Permits
5.03.510	Interpretation, Purpose, Conflict
5.03.500	Compliance
5.03.490	Standards for Adopting Amendments to Zoning Ordinance
5.03.480	Application for Amendment
5.03.470	Effective Date of Variance
5.03.460	Standards for Granting a Variance
5.03.450	Application for Variance
5.03.440	Non-Conforming Building and Uses
5.03.430	Revocation of Use Permit
E 00 400	

Temporary Use Permits

5.03.610	Purpose
5.03.620	Permit Required; Effective Date
5.03.630	Application Process; No Public Hearing
5.03.640	Tier 1 Temporary Uses
5.03.650	Tier 2 Temporary Uses
5.03.660	Required Findings
5.03.670	Conditions of Approval
5.03.680	Term; Extension
5.03.690	Revocation
5.03.700	Appeal
5.03.710	Posting

Subchapter 5.04: Building and Construction

Division 1: General

5.04.010	Application
5.04.020	Conflicts with Other Laws, Rules, etc.
5.04.030	Titles
5.04.040	[Reserved]

Division 2: Colma Building Codes

5.04.050	Colma Building Code Adopted
5.04.060	Administration of the Colma Building Codes
5.04.070	Colma Residential Code Adopted
5.04.080	Administration of Colma Residential Code
5.04.090	Colma Electrical Code
5.04.100	Colma Mechanical Code
5.04.110	Colma Plumbing Code
5.04.120	Colma Energy Conservation Code
5.04.130	Colma Historic Buildings Code
5.04.140	Colma Fire Prevention Code
5.04.150	Colma Existing Buildings Code
5.04.160	Colma Green Building Standards Code
5.04.170	Colma Referenced Standards Code

5.04.180 5.04.190 5.04.200 5.04.210 <i>Division 3:</i>	Colma Housing Code Colma Abatement of Dangerous Buildings Code Interpretation Codes Available to the Public Hours of Construction
5.04.000	
5.04.220 5.04.230	Standard Hours of Construction ADA Access During Construction
Division 4:	Enforcement
5.04.240	Enforcement Responsibilities
5.04.250	Violation and Penalties
Division 5:	Recycling and Diversion of Construction and Demolition Debris
5.04.260	Finding and Purpose
5.04.270 5.04.280	Definitions Salvage and Recovery
5.04.290	Diversion Requirements
5.04.300	Information Required Before Issuance of Permit
5.04.310	Deposit Required
5.04.320	Exemption from Diversion and Deposit Requirements
5.04.330	Administrative Fee
5.04.340	In-Site Practices
5.04.350	Reporting
Subchapter 5.05:	Small Residential Rooftop Solar Energy Systems
5.05.010	Applicability and Purpose
5.05.020	Definitions
5.05.030	Basic Requirements
5.05.040	Applicant Obligations
5.05.050	Electronic Processing
5.05.060	Application Review
5.05.070	Administrative Use Permit
5.05.080	Inspections
Subchapter 5.06:	Tree Cutting and Removal
5.06.010	Purpose and Findings
5.06.020	Definitions
5.06.030	Removal or Alteration of Trees Without a Permit Prohibited
5.06.040	Decision Making Body
5.06.050	Permit Procedures
5.06.060	Exceptions
5.06.070	Appeal
5.06.080	Penalties and Enforcement

Subchapter 5.07: Grading and Erosion and Sediment Control

5.07.010	Title
5.07.020	Purpose
5.07.030	Scope
5.07.040	Definitions
5.07.050	Hazards
5.07.060	Severability and Validity
5.07.070	Prohibited Activities
5.07.080	General Exemptions
5.07.090	Categorical Exemptions
5.07.100	Application
5.07.110	Site Map and Grading Plan
5.07.120	Soils and Geological Reconnaissance Report
5.07.130	Erosion and Sediment Control Plan
5.07.140	Work Schedule
5.07.150	Timeline
5.07.160	Standards for Issuance Permits
5.07.170	Permit Conditions
5.07.180	Security
5.07.190	Fees
5.07.200	Erosion Control
5.07.210	Excavations
5.07.220	Fills
5.07.230	Drainage
5.07.240	Substitutions
5.07.250	Inspection
5.07.260	Modification of Permit
5.07.270	Duration of Permit
5.07.280	Suspension or Revocation of Permit
5.07.290	Completion of Work
5.07.300	Appeal
5.07-310	Violations

Subchapter 5.08: Encroachments in Public Rights of Way and Watercourses

5.08.010	Definitions
5.08.020	Exceptions
5.08.030	Restriction of Use
5.08.040	Permit Required
5.08.050	Applicability to Public Utilities and Other Public Agencies
5.08.060	Prohibited Encroachments
5.08.070	Emergency Work
5.08.080	Permit Issuance Authority
5.08.090	Permit Application
5.08.100	Exhibits Required
5.08.110	Consent of Other Agencies
5.08.120	Action of Permit Applications
5.08.130	Permit Form and Validity

5.08.140 5.08.150 5.08.160 5.08.170 5.08.180 5.08.200 5.08.210 5.08.220 5.08.220 5.08.240 5.08.250 5.08.260 5.08.270 5.08.280 5.08.290 5.08.300 5.08.310 5.08.320 5.08.330 5.08.340 5.08.350 5.08.360 5.08.370 5.08.360 5.08.370 5.08.380 5.08.390 5.08.390 5.08.390 5.08.390 5.08.400 5.08.410 5.08.420 5.08.420 5.08.430 5.08.440 5.08.450	Permit Term Permit Display Assignment Changes in Permit or Work Fees Cash Deposit or Bond Bond for Continuing Use Condition of Bond or Cash Deposit Bond Payable to Town Exemption to Cash Deposit and Bond Requirements Preservation of Monuments As-Built Plans Mailboxes Storage of Materials Permittee Liability Public Safety Maintaining Traffic and Street Closures Proper Execution of Work Care of Drainage Restoring Street or Watercourse Notices to Town Notices to Permittee Beginning of Work Completion of Work Maintenance of Encroachments Relocation or Removal Standards and Specifications Inspection Procedure for Abandoning a Facility Planting or Erection of Trees, Hedges, Shrubbery, Fences Maintenance of Trees, Hedges, Shrubbery, Fences
	· · · · · · · · · · · · · · · · · · ·
5.08.480 5.08.490 5.08.500	Compliance with Traffic Laws Notice Appeal
Subchapter 5.09:	Regulation and Procedure for the Removal of Overhead Utility Facilities and Installation of Underground Facilities in Underground Utility Districts
5.09.010 5.09.020 5.09.030 5.09.040 5.09.050 5.09.060	Definitions Public Hearing by Council Council May Designate Underground Utility Districts by Resolution Unlawful Acts Exception, Emergency or Unusual Circumstances Other Exceptions

5.09.070 5.09.080 5.09.090 5.09.100 5.09.110	Notice to Property Owners and Utility Companies Responsibility of Utility Companies Responsibility of Property Owners Responsibility of City Extension of Time
5.09.120	Penalty
5.09.130	Constitutionality
Subchapter 5.10:	Transport System Management ("TSM") Program
5.10.010	Findings
5.10.020	Goals and Objectives
5.10.030	Definitions
5.10.040	TSM Administrator
5.10.050	TSM Advisory Committee
5.10.060 5.10.070	TSM Requirements Fees
5.10.070	Enforcement
3.10.080	Lillorcement
Subchapter 5.11:	Water Efficient Landscape Regulations
Subchapter 5.11: 5.11.010	Water Efficient Landscape Regulations Findings and Purpose
5.11.010 5.11.020	Findings and Purpose Applicability
5.11.010 5.11.020 5.11.030	Findings and Purpose Applicability Definitions
5.11.010 5.11.020 5.11.030 5.11.040	Findings and Purpose Applicability Definitions Enforcement and Administration
5.11.010 5.11.020 5.11.030 5.11.040 5.11.050	Findings and Purpose Applicability Definitions Enforcement and Administration Compliance with Landscape Documentation Package
5.11.010 5.11.020 5.11.030 5.11.040 5.11.050 5.11.060	Findings and Purpose Applicability Definitions Enforcement and Administration Compliance with Landscape Documentation Package Elements of the Landscape Documentation Package
5.11.010 5.11.020 5.11.030 5.11.040 5.11.050 5.11.060 5.11.070	Findings and Purpose Applicability Definitions Enforcement and Administration Compliance with Landscape Documentation Package Elements of the Landscape Documentation Package Water Efficient Landscape Worksheet
5.11.010 5.11.020 5.11.030 5.11.040 5.11.050 5.11.060 5.11.070 5.11.075	Findings and Purpose Applicability Definitions Enforcement and Administration Compliance with Landscape Documentation Package Elements of the Landscape Documentation Package Water Efficient Landscape Worksheet Groundwater Recharge Credit for Cemeteries
5.11.010 5.11.020 5.11.030 5.11.040 5.11.050 5.11.060 5.11.070 5.11.075 5.11.080	Findings and Purpose Applicability Definitions Enforcement and Administration Compliance with Landscape Documentation Package Elements of the Landscape Documentation Package Water Efficient Landscape Worksheet Groundwater Recharge Credit for Cemeteries Soil Management Report
5.11.010 5.11.020 5.11.030 5.11.040 5.11.050 5.11.060 5.11.070 5.11.075 5.11.080 5.11.090	Findings and Purpose Applicability Definitions Enforcement and Administration Compliance with Landscape Documentation Package Elements of the Landscape Documentation Package Water Efficient Landscape Worksheet Groundwater Recharge Credit for Cemeteries Soil Management Report Landscape Design Plan
5.11.010 5.11.020 5.11.030 5.11.040 5.11.050 5.11.060 5.11.070 5.11.075 5.11.080 5.11.090 5.11.100	Findings and Purpose Applicability Definitions Enforcement and Administration Compliance with Landscape Documentation Package Elements of the Landscape Documentation Package Water Efficient Landscape Worksheet Groundwater Recharge Credit for Cemeteries Soil Management Report Landscape Design Plan Irrigation Design Plan
5.11.010 5.11.020 5.11.030 5.11.040 5.11.050 5.11.060 5.11.075 5.11.075 5.11.080 5.11.090 5.11.100 5.11.110	Findings and Purpose Applicability Definitions Enforcement and Administration Compliance with Landscape Documentation Package Elements of the Landscape Documentation Package Water Efficient Landscape Worksheet Groundwater Recharge Credit for Cemeteries Soil Management Report Landscape Design Plan Irrigation Design Plan Grading Design Plan
5.11.010 5.11.020 5.11.030 5.11.040 5.11.050 5.11.060 5.11.070 5.11.075 5.11.080 5.11.090 5.11.100 5.11.110	Findings and Purpose Applicability Definitions Enforcement and Administration Compliance with Landscape Documentation Package Elements of the Landscape Documentation Package Water Efficient Landscape Worksheet Groundwater Recharge Credit for Cemeteries Soil Management Report Landscape Design Plan Irrigation Design Plan Grading Design Plan Certificate of Completion and Landscape Installation
5.11.010 5.11.020 5.11.030 5.11.040 5.11.050 5.11.060 5.11.075 5.11.075 5.11.080 5.11.090 5.11.100 5.11.110	Findings and Purpose Applicability Definitions Enforcement and Administration Compliance with Landscape Documentation Package Elements of the Landscape Documentation Package Water Efficient Landscape Worksheet Groundwater Recharge Credit for Cemeteries Soil Management Report Landscape Design Plan Irrigation Design Plan Grading Design Plan

Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis

Provisions for New Construction, Rehabilitated Landscapes or Existing

Irrigation Efficiency

Graywater Systems

Stormwater Management

Effective Precipitation

Water-Waste Prevention – Runoff Prohibited

Existing Landscapes Over One Acre In Size

Recycled Water

Public Education Environmental Review

Landscapes

Reporting

5.11.150

5.11.160

5.11.170

5.11.175

5.11.180

5.11.190

5.11.200

5.11.210

5.11.220

5.11.225 5.11.230

5.11.235

5.11.240	Cost Recovery
5.11.250	Violations
Subchapter 5.12:	Inclusionary Housing
5.12.010	Purpose
5.12.020	Findings
5.12.030	Definitions
5.12.040	Residential Development
5.12.050	Exemptions
5.12.060	Basic Requirements for Inclusionary Units
5.12.070	In-Lieu Fees
5.12.080	Alternative Equivalent Actions Concessions and Incentives
5.12.090	
5.12.100	Density Bonuses
5.12.110	Compliance Procedures
5.12.120	Eligibility for Inclusionary Units
5.12.130	Owner-Occupied Units
5.12.140	Rental Units
5.12.150	Housing Trust Fund
5.12.160	Purpose and Use of Trust Funds
5.12.170	Delegation of Authority
5.12.180	Minimum Requirements
5.12.190	Adjustments, Waivers
E 12 200	Fofeware and Dura delana
5.12.200	Enforcement Provisions
5.12.200 Subchapter 5.13:	Park Land Dedication
Subchapter 5.13:	Park Land Dedication
Subchapter 5.13: 5.13.010	Park Land Dedication Authority
Subchapter 5.13: 5.13.010 5.13.020	Park Land Dedication Authority General Requirement
5.13.010 5.13.020 5.13.030	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee
5.13.010 5.13.020 5.13.030 5.13.040	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060 5.13.070	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees Criteria for Requiring both Dedication and Fee
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060 5.13.070 5.13.080	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees Criteria for Requiring both Dedication and Fee Amount of Fee in Lieu of Park Land Dedication
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060 5.13.070 5.13.080 5.13.090	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees Criteria for Requiring both Dedication and Fee Amount of Fee in Lieu of Park Land Dedication Subdivision Not Within General Plan
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060 5.13.070 5.13.080 5.13.090 5.13.100	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees Criteria for Requiring both Dedication and Fee Amount of Fee in Lieu of Park Land Dedication Subdivision Not Within General Plan Determination of Land or Fee
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060 5.13.070 5.13.080 5.13.090 5.13.100 5.13.110	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees Criteria for Requiring both Dedication and Fee Amount of Fee in Lieu of Park Land Dedication Subdivision Not Within General Plan Determination of Land or Fee Credit got Private Recreation or Open Space
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060 5.13.070 5.13.080 5.13.090 5.13.100 5.13.110 5.13.120	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees Criteria for Requiring both Dedication and Fee Amount of Fee in Lieu of Park Land Dedication Subdivision Not Within General Plan Determination of Land or Fee Credit got Private Recreation or Open Space Procedure
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060 5.13.070 5.13.080 5.13.090 5.13.100 5.13.110 5.13.120 5.13.130	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees Criteria for Requiring both Dedication and Fee Amount of Fee in Lieu of Park Land Dedication Subdivision Not Within General Plan Determination of Land or Fee Credit got Private Recreation or Open Space Procedure Commencement of Development
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060 5.13.070 5.13.080 5.13.090 5.13.100 5.13.110 5.13.120	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees Criteria for Requiring both Dedication and Fee Amount of Fee in Lieu of Park Land Dedication Subdivision Not Within General Plan Determination of Land or Fee Credit got Private Recreation or Open Space Procedure
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060 5.13.070 5.13.080 5.13.090 5.13.100 5.13.110 5.13.120 5.13.130	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees Criteria for Requiring both Dedication and Fee Amount of Fee in Lieu of Park Land Dedication Subdivision Not Within General Plan Determination of Land or Fee Credit got Private Recreation or Open Space Procedure Commencement of Development
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060 5.13.070 5.13.080 5.13.090 5.13.100 5.13.110 5.13.120 5.13.120 5.13.140 Subchapter 5.14:	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees Criteria for Requiring both Dedication and Fee Amount of Fee in Lieu of Park Land Dedication Subdivision Not Within General Plan Determination of Land or Fee Credit got Private Recreation or Open Space Procedure Commencement of Development Non-Applicable Subdivisions Development Processing Fees
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060 5.13.070 5.13.080 5.13.090 5.13.100 5.13.110 5.13.120 5.13.130 5.13.140 Subchapter 5.14: 5.14.010	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees Criteria for Requiring both Dedication and Fee Amount of Fee in Lieu of Park Land Dedication Subdivision Not Within General Plan Determination of Land or Fee Credit got Private Recreation or Open Space Procedure Commencement of Development Non-Applicable Subdivisions Development Processing Fees Purpose and Findings
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060 5.13.070 5.13.080 5.13.090 5.13.100 5.13.110 5.13.120 5.13.120 5.13.140 Subchapter 5.14: 5.14.010 5.14.020	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees Criteria for Requiring both Dedication and Fee Amount of Fee in Lieu of Park Land Dedication Subdivision Not Within General Plan Determination of Land or Fee Credit got Private Recreation or Open Space Procedure Commencement of Development Non-Applicable Subdivisions Development Processing Fees Purpose and Findings Application
5.13.010 5.13.020 5.13.030 5.13.040 5.13.050 5.13.060 5.13.070 5.13.080 5.13.090 5.13.100 5.13.110 5.13.120 5.13.130 5.13.140 Subchapter 5.14: 5.14.010	Park Land Dedication Authority General Requirement General Standard for Dedication of Land or Payment of Fee Formula for Dedication of Land Formula for Fees in Lieu of Land Dedication Use of Fees Criteria for Requiring both Dedication and Fee Amount of Fee in Lieu of Park Land Dedication Subdivision Not Within General Plan Determination of Land or Fee Credit got Private Recreation or Open Space Procedure Commencement of Development Non-Applicable Subdivisions Development Processing Fees Purpose and Findings

5.14.045 5.14.050 5.14.060 5.14.070 5.14.080	Use of Fees Multiple Applications Refund of Unused Deposit Billing Rates Billing Records
5.14.090 5.14.100	Remedies for Failure to Pay Processing Fees or Deposits Remedies Separate and Cumulative
Subchapter 5.15:	Requests for Reasonable Accommodations in Housing
5.15.010 5.15.020 5.15.030 5.15.040 5.15.050 5.15.060 5.15.070 5.15.080	Purpose Applicability Application Requirements [Repealed] Public Notice Consideration of Request; Public Hearing Notice of Decision Appeal of Determination
Subchapter 5.16:	Special Events
5.16.010 5.16.020 5.16.030 5.16.040 5.16.050 5.16.060 5.16.070 5.16.080 5.16.100 5.16.110 5.16.120 5.16.120 5.16.130 5.16.140 5.16.150 5.16.160 5.16.170	Findings and Purposes Definitions Unlawful to Obstruct Access Spontaneous Special Events Permit Required for Special Events Exemptions to Special Event Permit Requirement Application for Special Event Permit Action by Zoning Administrator Upon Application Grounds for Denying or Revoking Special Events Permit Departmental Service Charges Liability for Damage to Public Property Insurance and Indemnification Revocation or Suspension of Special Event Permit Appeals Permittee Duties Permit Possession Penalties
Subchapter 5.17:	Wireless Communications Facilities
5.17.010 5.17.020 5.17.030 5.17.040 5.17.050 5.17.060 5.17.070 5.17.080	Purpose Exemptions Application of Subchapter General Requirements Development Standards Permit Requirements Application for Use Permit Findings for Approval of WCFs

5.17.090	Standard Conditions
5.17.100	Pre-Application Meetings
5.17.110	State or Federal Preemption
5.17.120	Use of Outside Consultants
5.17.130	Transfer of Operation
5.17.140	Abandonment or Discontinuation of Use
5.17.150	Revocation
5.17.160	Appeals; Reconsideration
5.17.170	Applicability to Existing Facilities

Subchapter 5.18: Procedures and Requirements for Consideration of Development Agreements

5.18.010	Application for Development Agreement
5.18.020	Review
5.18.030	Development Agreement Required for General Plan Amendment
5.18.040	Contents of Development Agreement
5.18.050	Term
5.18.060	Public Hearing on Development Agreement
5.18.070	Findings for Approval of a Development Agreement
5.18.080	Approval Form, Withdrawal and Effective Date
5.18.090	Recordation; Successors
5.18.100	Regulations and Policies Applicable to the Development Project
5.18.110	Enforcement of Development Agreement
5.18.120	Periodic Review of Development Agreement
5.18.130	Cancellation or Modification of Development Agreement